



JOINT ANTELOPE VALLEY AUTHORITY

Board Meeting December 08, 2005

Meeting Began at: 10:30 a.m.
Meeting Ended at: 11:00 a.m.

Members Present: Glenn Johnson, Karl Fredrickson, Christine Jackson

Others Present: Amy Cornelius-Jones, Joel Pedersen, Wayne Teten, Roger Figard, Margaret Remmenga, Lynn Johnson, Marc Wullschleger, Clark DeVries, Jane Jordan, Steve Larrick, Mike Morosin, Beth Thacker, Jim Cook, Jim Christo, Ed Price, Terry Kubicek

Order No. 01-05 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 10:30 a.m.

Order No. 02-05 - Minutes of Previous Meeting

Jackson moved to approve the minutes of the November 10, 2005.
Fredrickson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

Order No. 03-05 - Election of Officers to the JAVA Board

The JAVA Board has three Officer positions: Chair, Vice-Chair and Treasurer. The current positions are Johnson as Chair, Jackson as Vice-Chair and Fredrickson as Treasurer. These are one year terms.

Fredrickson moved for the Board members to retain their current offices for another year. Jackson seconded.

Order No. 04-05 - Report on the Community Revitalization Activities

Marc Wullschleger from Urban Development updated the Board on the status of the Triplets. The Triplets are currently being inspected approximately three times per week. The homes have been secured from vandalism and trespassers. A verbal agreement with a non-profit organization has been reached to move and rehabilitate the Triplets. A Request for Proposal will need to be done. Lots have been identified for the Triplets. On November 14, 2005, City Council approved \$300,000 to be used for the Triplets. On December 1, 2005, a letter was sent to the State Historical Preservation Office (SHPO) to approve the move. They have 30 days to respond to this letter. Wullschleger showed pictures of the Triplets and the neighborhood that they will be moved into. There are three lots in the 1400 block of N. 15th area near the Bob Devaney Center. SHPO is concerned about if the Triplets will fit into the context of this neighborhood which was built in the early 1900's. Each house will fit into two 30 ft lots (60 ft x 100 ft). The plan is to add an addition to each house in the form of a bathroom or wash room. There is also a plan for a detached garage, the thought being that they will be more marketable. The entrance to the garage will be from the alley. There are five steps that need to take place before completion of the move and rehabilitation of the Triplets.

1. Nebraska State Historical Preservation Office needs to approve the move in written format. They have 30 days to this.
2. Request for Proposal through the Purchasing Department to move and rehabilitate the homes.
3. Work with the contractor after the RFP on the written agreement to move and rehabilitate the homes.
4. Move homes by July 1, 2006.
5. Once moved, the rehabilitation starts. This is a later money item that will

need City Council approval.

The total budget to move and rehabilitate the homes is \$660,000. There is an expected return of \$330,000 for that sale proceeds of each of the homes. Which leaves a \$330,000 expense from the City to move and rehabilitate the homes.

Johnson asked if due to the State Historical requirements, the exterior needs to be rehabilitated to original condition? Wulschleger indicated that this is correct. The exterior will be scraped and re-painted to meet those conditions. From the front and two sides, the houses will be in near original condition. From the back, there will be the addition of the bathroom and detached garaged. The interior will be rebuilt to modern standards while keeping or maintaining much of the original historical character.

Lynn Johnson updated the Board on the East Downtown Park, Trago Park, and Antelope Valley Antelope Creek Park. There is an effort that is currently going on to review and update the park plans along the Antelope Valley Creek Channel. In October 2005, a 22 member committee, representing stake holders and interest groups in the area including neighborhood organizations and community centers. This committee was asked to do three things: 1) Take a look at programming and design concepts that have been developed for the area. 2) Provide guidance and directions in updating and revising those plans. 3) Help prioritize and identify which improvements need to be constructed immediately as the new channel is constructed. This includes fund-raising and phasing. There have been two meetings to date and looked at three areas. Lewis Ball Fields- between J and N Streets, East Downtown Park- between N and R Streets, and Trago Park- between R and Vine Street. The committee has reviewed the program statement and confirmed and identified the activity area that is to be included in this section. The team working on this is Parson's Brinckerhoff, Olsson Associates and Clark Enerson. The committee will get back together on February 6, 2006 to review a more refined design for the area. Final plan, cost estimate and phasing plan is hoped to be completed by Spring/Summer of 2006. This will hopefully be in conjunction with a public open house or tours to hand out information about the project. JJ Yost from Parks and Recreation is the project manager for this project. There are packets of information for anyone interested. They need to contact Yost at 441-8255 or e-mail at jyost@lincoln.ne.gov if interested.

Order No. 05-05 - Staff Reports

Wayne Teten updated the Board on the status of current projects. The weather has slowed construction, but has not stopped it.

Channel work north of Y Street. Ready to cut the old channel over into the new channel early next week (December 12, 2006).

Traffic Rail along the north leg is about 50% done, being held up do to the cold weather. Street Lights along Military and N 14th Street is being worked on by the contractor.

Pedestrian Bridge has been delivered (showed pictures) and is being placed this week just south of Devaney. Adequate precautions need to be taken so that the public does not use this area so it will be tightly fenced off. There is massive amounts of concrete that was discovered during the excavation process that will need to be removed. This is one of many reasons that there are Change Orders.

Landscaping work has shut down due to weather. There are still some oak trees that need to be planted.

Triplets - one of the reasons that the July 1, 2006 date was set was because of the bridges at 'P' and 'Q' Streets. The north house of the Triplets sits in the way of the temporary road that will be built for 'P' Street.

Demo and clean up along 'O' Street is complete.

Fredrickson asked about the schedule for the award of the next phasing of the Corps project. Teten thought that it was to be December 17th. Bid opening in January and the award in February with a start date of March 1, 2006.

Order No. 06-06 - Citizen's Committee Reports

Beth Thacker asked to have a Citizen's Committee meeting scheduled.

Johnson indicated that one would be scheduled soon.

Order No. 07-05 -Non-Agenda Items

Terry Kubicek from the NRD Board (at large representative) addressed the Board on a concern with the cost of the Triplets. Although he is a great supporter of rehabilitation and economic development in this sector of the City, the benefits do not out weigh the costs. The second item of concern is the flood detention. He suggests the consideration of streamside flood detention. He thinks that this is of public interest and safety.

Roger Figard responded to Kubicek's concerns about the cost-benefit of the triplets. Figard stated that not everything is done based on cost benefit ratios. There are parts of Federal Law that we must follow and adhere to the Environmental Impact Statement, which the Triplets fall under.

The next JAVA Board meeting is tentatively scheduled for January 12, 2005 at 10:30a.m. in the City Council Chambers.

Meeting adjourned at 11:00 a.m.